



**City Of Kingston
Planning Committee
Meeting Number 01-2020
Minutes
Thursday December 5, 2019 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Neill; Chair
Councillor Hill
Councillor Hutchison
Councillor Kiley

Regrets

Councillor Chapelle
Councillor Osanic

Staff Members Present

Andrea Gummo, Acting Manager, Policy Planning
Genise Grant, Intermediate Planner
Lindsay Lambert, Senior Planner
Tim Park, Manager, Development Approvals
James Thompson, Committee Clerk

Others Present

Members of the public were present

Election of Officers

Moved by Councillor Kiley
Seconded by Councillor Hill

That Councillor Neill be elected as Chair of the Planning Committee.

Carried

Moved by Councillor Neill
Seconded by Councillor Hutchison

That Councillor Kiley be elected as Vice-Chair of the Planning Committee.

Carried

Introduction by Committee Chair

Councillor Neill, Chair, explained the purpose of the meeting and read the rights and obligations afforded to the Committee members and members of the public during public meetings.

**Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Zoning By-Law Amendment**

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Gervan & Associates Ltd. on behalf of 2710736 Ontario Inc., with respect to the subject site located at 189 King Street West. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The application proposes a two-storey, 144 square metre addition off the north elevation of the existing building. The enlarged building is intended to accommodate a medical clinic on the ground floor, with three residential units on the second floor. One 2-bedroom and two 3-bedroom units are proposed. 15 vehicle parking stalls are proposed at-grade on the site, with bicycle parking to be accommodated in the existing detached garage.

The application proposes to rezone the site to a site-specific Neighbourhood Commercial 'C1' zone to support the intended uses and site layout. Heritage and Site Plan Control approvals will also be required to support the proposal.

**File Number: D14-021-2019
Address: 189 King Street West
Application Type: Zoning By-Law Amendment
Owner: 2710736 Ontario Inc.
Applicant: Gervan & Associates Ltd.**

Councillor Neill, Chair, called the public meeting regarding a Zoning By-Law Amendment regarding 189 King Street West to order at 6:32 p.m.

The agents conducted a PowerPoint presentation regarding a Zoning By-Law Amendment regarding 189 King Street West. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Ms. Grant noted that pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 22 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in The Kingston Whig-Standard on November 26, 2019.

Councillor Hutchison sought further explanation regarding the proposed addition in relation to the concept drawings. He questioned if the applicant is suggesting that the proposed uses would be complementary to the other institutional buildings in the area. The agent provided additional information regarding the proposed addition and indicated that the proposed uses would be complementary.

Councillor Kiley requested further information regarding parking. The agent spoke further to the 'Updated Site Plan (Draft)' PowerPoint slide.

Councillor Kiley sought additional information regarding the relief requests. The agent provided additional information regarding this matter.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill expressed concern that amending the zoning to site specific "c" zoning could enable this building to become a four storey building in the future. Ms. Grant indicated that the property is designated under the Ontario Heritage Act and stated that it would be difficult to build a four storey building on this site in the future. The agent spoke further to the setbacks related to "c" zoning and indicated that they would regulate future development. He indicated that a site plan is required as part of the application.

Councillor Neill questioned if a permeable hard surface will be considered for the parking lot. The agent responded that the applicant is giving consideration to a permeable surface for the rear parking lot and indicated further investigation will occur during the review of the storm water management plan.

Councillor Neill suggested that the installation of electric vehicle charging stations be considered.

Councillor Neill resumed the role of Chair.

The Chair afforded members of the public with an opportunity to provide comment.

Mr. Gerretsen, 181 King Street West indicated that an effort has been made to keep this area of King Street West as a residential area. He stated that he does not object to the current application but expressed concern that it could lead to applications for large housing projects in the area. He commented that he is mainly attending the meeting to receive additional clarification regarding the design of the parking lot and noted that the location outlined in the PowerPoint presentation is appropriate. He stated that visitors should use Albert Street rather than King Street to enter the site. He stated that he is supportive of the proposed by-law amendment and does not have issue with a medical clinic operating at the site. He suggested that the list of permitted uses be reduced.

Mr. Spooner, 169 King Street West stated that this portion of King Street West serves as the gateway to Ontario Street. He commented that this area of the city is very fragile and noted that there are not many singles family homes remaining in the area. He expressed concern that the property could eventually be redeveloped by Queen's University. He suggested that once there is one change in the area there is likelihood that other properties will be redeveloped. He indicated that he does not support the application. He stated that approving the application and permitting a commercial use could change the character of the approach to Ontario Street.

Mr. Dixon, 495 Alfred Street stated that he is supportive of the application in principal. He indicated that it would be useful to have medical services located nearby campus. He expressed concern that the topography of the site will result in water flowing towards the lake. He questioned whether trees will be removed from the site as part of the application. He asked how many bedrooms are currently located at the property. He questioned why the file appeared before Heritage Kingston prior the Planning Committee. He requested further information regarding the number of bedrooms planned for the new addition. He stated that access to the parking area should be from Albert Street.

The agent provided the Committee with additional information regarding permitted uses within "c" zoning. He indicated that the list of permitted uses will be refined further during the technical review process.

The agent indicated that the comments regarding traffic concerns have been noted. He stated that he can appreciate that this property is located at the gateway to the downtown.

The agent commented that the property is designated under Part iv. of the Ontario Heritage Act and indicated that as such there are limited opportunities for re-development.

The agent provided the Committee with additional information regarding the storm water management plan and proposed drainage system.

The agent stated that a tree inventory was completed and indicated that this matter will be examined during the site plan process.

The agent noted that there are currently five bedrooms located at the site and indicated that the application is seeking to add an additional three bedrooms.

Ms. Grant advised the Committee that permitted commercial uses will be examined further as part of the technical review process. She reiterated that the property will be governed by a site plan control agreement.

Ms. Grant noted that there is not a requirement for an application to be considered at Planning Committee prior to Heritage Kingston.

In response to a question from Councillor Hutchison, the agent provided additional information regarding the 'Site Statistics' PowerPoint slide in relation to the proposed parking plans.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill indicated that he is concerned that the application would result in the property becoming site specific "c" zoning. He commented that site specific zoning should not create a precedent in theory and stated that it does result in other developers submitting a similar application which is the nature of the business.

Councillor Neill stated that he is pleased that the potential commercial uses will be reduced in the comprehensive report.

Councillor Neill resumed the role of Chair.

The public meeting regarding a Zoning By-Law Amendment regarding 189 King Street West adjourned at 7:27 p.m.

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Zoning By-Law Amendment

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Fotenn Consultants Incorporated, on behalf of Taggart (Gardiners) Corporation, with respect to the subject site located at 700 Gardiners Road.

The application pertains to Blocks 230 and 231 of the approved Draft Plan of Subdivision for West Village. The subject lands are designated 'Residential' and are located in Site-Specific Policy Area Number 58 of the Official Plan and are currently zoned Special Holding Type 2 'R2- 45-H' zone and Special Residential Type 3 'R3-32' in Zoning By-Law Number 76-26, as amended.

The applicant is seeking to establish a new R2-51-H zone and a new R3-34 zone in Zoning By- Law Number 76-26 to decrease the maximum permitted height on Blocks 230 and 231 and Lots 124-138 of the West Village Subdivision in order to implement recommendations of a municipally-approved site-specific noise study. A reduction in the maximum permitted building height will mitigate the noise emitted from the adjacent RioCan Centre, ensuring that Blocks 230 and 231 and Lots 124 to 138 will achieve the necessary NPC-300 Class 1 Area Classification of the Ministry of Environment, Conservation and Parks. The application also seeks to remove sight triangle and corner lot provisions which are not applicable to the subject blocks and lots.

The proposed zoning by-law amendment is recommended for approval, as it is technical in nature and will contribute to the quality of life of the future residents of the future townhouse and single-detached dwellings by mitigating noise to a provincial standard, as per the recommendations of a municipally-approved site-specific environmental noise assessment.

File Number: D14-020-2019
Address: 700 Gardiners Road
Application Type: Zoning By-Law Amendment
Owner & Applicant: Taggart (Gardiners) Corporation
Co-Applicant: Fotenn Consultants Incorporated

Councillor Neill, Chair, called the public meeting regarding a Zoning By-Law Amendment regarding 700 Gardiners Road to order at 7:28 p.m.

The agent conducted a PowerPoint presentation regarding a Zoning By-Law Amendment regarding 700 Gardiners Road. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Ms. Lambert noted that pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of a sign posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 211 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard on November 26, 2019.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

In response to a question from Councillor Neill, the agent explained that the proposed zoning would allow for the construction of both detached and semi-detached dwellings.

Councillor Neill resumed the role of Chair.

The Chair afforded members of the Committee with an opportunity to provide comment.

Mr. Dixon, 495 Alfred Street commented that the Report addressed technical comments. He suggested that the application should be amended to permit a maximum height of 8.5 meters.

The agent stated that the peak of the roofs will have a height of 7.7 meters and indicated that the zoning will permit a dwelling with the maximum height of one storey.

The public meeting regarding a Zoning By-Law Amendment regarding 700 Gardiners Road at 7:46 p.m.

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Meeting to Order

Councillor Neill, Chair, called the regular meeting to order at 7:46 p.m.

Approval of the Agenda

Moved by Councillor Hill

Seconded by Councillor Kiley

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Hutchison

Seconded by Councillor Kiley

That the minutes of Planning Committee Meeting Number 23-2019, held Thursday November 21, 2019, be confirmed.

Carried

Disclosure of Pecuniary Interest

There was none.

Delegations

There were none.

Briefings

There were none.

Business

- a) **File Number: D14-020-2019**
Address: 700 Gardiners Road
Application Type: Zoning By-Law Amendment
Owner & Applicant: Taggart (Gardiners) Corporation
Co-Applicant: Fotenn Consultants Incorporated

The Committee did not provide additional comment.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Moved by Councillor Hill
Seconded by Councillor Kiley

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-020-2019) submitted by Fotenn Consultants Incorporated, on behalf of Taggart (Gardiners) Corporation, for the property municipally known as 700 Gardiners Road, be approved; and

That By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 76-26) to Report Number PC-20-002; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

- b) Subject: Supplementary Report (to Report Number PC-19-060)**
File Number: D14-009-2019
Address: 60 Collingwood Street
Application Type: Zoning By-Law
Amendment Owner: John Hawes
Applicant: John Hawes & Fotenn Consultants Inc.

Mr. Thompson provided the Committee with background information regarding the procedural aspects of the Report.

The Committee did not provide additional comment.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Moved by Councillor Hutchison
Seconded by Councillor Hill

That the recommendation contained in Report Number PC-19-060 as presented at the October 17, 2019 Planning Committee meeting be replaced with the following:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-009-2019) submitted by John Hawes & Fotenn Consultants Inc., on behalf of John Hawes, for the property municipally known as 60 Collingwood Street, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-20-004; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

- c) Subject: Comprehensive Report**
File Number: D14-009-2019
Address: 60 Collingwood Street
Application Type: Zoning By-Law Amendment
Owner: John Hawes
Applicant: John Hawes & Fotenn Consultants Inc.

Ms. Grant provided the Committee with a summary of the Report.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Councillor Hutchison indicated that he is supportive of the revised proposal.

Moved by Councillor Hill
Seconded by Councillor Hutchison

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-009-2019) submitted by John Hawes & Fotenn Consultants Inc., on behalf of John Hawes, for the property municipally known as 60 Collingwood Street, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-20-004; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

- d) File Number: D14-034-2018**
Address: 809 & 847 Development Drive
Application Type: Zoning By-Law Amendment
Owner: 809 Development Drive Incorporated
Applicant: IBI Group Incorporated

Ms. Lambert conducted a PowerPoint presentation regarding a Zoning By-Law Amendment regarding 809 & 847 Development Drive. A copy of the PowerPoint presentation is available in the City Clerk's Department.

In response to a question from Councillor Kiley, Ms. Lambert provided additional information regarding the “open space” on the site.

Councillor Kiley expressed concern that the majority of the amenity space will be located within the buildings. He questioned if there will be a play area for children. Ms. Lambert responded that both properties have outdoor amenity space as well as rooftop amenity space. She indicated that amenity space requirements are now generic and do not require play areas for children. She stated that a children’s play space can be looked at during site plan process.

Councillor Kiley sought further explanation regarding the impact of the application from a traffic standpoint. Ms. Lambert indicated that a traffic impact study was prepared and indicated that the current road network can handle peak traffic volumes. She indicated that no intersection improvements are required.

Councillor Kiley asked staff whether trees will be planted to provide buffering along the western property line. Ms. Lambert responded that there is sufficient space to allow for tree planting. She stated that staff will work with the applicant to ensure proper buffering.

In response to questions from Councillor Kiley, Ms. Lambert provided additional information regarding snow storage, storm water management and garbage collection.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill noted that many of the questions raised are related to the site plan process and requested that staff keep the district councillor be updated regarding the site plan process.

Councillor Neill resumed the role of Chair.

In response to a question from Councillor Hutchison, Ms. Lambert provided additional information regarding the open space landscaping requirements.

Moved by Councillor Kiley
Seconded by Councillor Hill

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-034-2018) submitted by IBI Group Incorporated, on behalf of 809 Development Drive Incorporated, for the property municipally known as 809 & 847 Development Drive, be approved; and

That By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 76-26) to Report Number PC-20-003; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

- e) **File Number: D14-039-2018**
Address: 16 Grange Street
Application Type: Zoning By-Law Amendment
Owner: AAP Developments
Applicant: Fotenn Consultant Inc.

The Committee recessed.

Mr. Chew conducted a PowerPoint presentation regarding a Zoning By-Law Amendment regarding 16 Grange Street. A copy of the PowerPoint presentation is available in the City Clerk's Department.

The Chair afforded members of the public with an opportunity to provide comment.

Members of the public did not provide comment.

Councillor Neill requested that the site plan details be provided to the district councillor.

Moved by Councillor Hill
Seconded by Councillor Kiley

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-039-2018) submitted by Fotenn Consultant Inc., on behalf of AAP Developments, for the property municipally known as 16 Grange Street, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-20-006; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for January 9, 2020 at 6:30 p.m. at City Hall.

Adjournment

Moved by Councillor Hill
Seconded by Councillor Kiley

That the meeting of the Planning Committee adjourn at 8:30 p.m.

Carried